039.0	0005	0009.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	662,900 /	662,900
USE VALUE:	662,900 /	662,900
ASSESSED:	662,900 /	662,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		REGIS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	URQUIJO EDWARD & LAURA M
Owner 2:	
Owner 3:	
Street 1:	22 REGIS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CORNETTA FRED D & JULIA A -
Owner 2:	-
Street 1:	22 REGIS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,392 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 1805 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7392.000	251,600	600	410,700	662,900
Total Card	0.170	251,600	600	410,700	662,900
Total Parcel	0.170	251,600	600	410,700	662,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 367.30 | /Parcel: 367.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	26064
GIS Ref	
GIS Ref	
Insp Date	10/31/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 039.0-0005-0009.0

!3227!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	251,600	600	7,392.	410,700	662,900	662,900	Year End Roll	12/18/2019
2019	101	FV	218,400	0	7,392.	372,200	590,600	590,600	Year End Roll	1/3/2019
2018	101	FV	218,400	0	7,392.	353,000	571,400	571,400	Year End Roll	12/20/2017
2017	101	FV	218,400	0	7,392.	308,000	526,400	526,400	Year End Roll	1/3/2017
2016	101	FV	218,400	0	7,392.	263,100	481,500	481,500	Year End	1/4/2016
2015	101	FV	205,700	0	7,392.	243,900	449,600	449,600	Year End Roll	12/11/2014
2014	101	FV	205,700	0	7,392.	202,200	407,900	407,900	Year End Roll	12/16/2013
2013	101	FV	205,700	0	7,392.	192,500	398,200	398,200		12/13/2012

PRINT

Date	Time
12/10/20	18:32:03

LAST REV

Date	Time
09/09/19	11:07:49
apro	

USER DEFINED

Prior Id # 1:	26064
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3227

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CORNETTA FRED D	57334-57		8/23/2011		430,000	No	No		
	10830-226		5/27/1965			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/14/1995	188	Manual	2,500					REPAIR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	MEAS&NOTICE	HS	Hanne S
4/25/2017	Measured	JBS	JOHN S
6/27/2012	Measured	JBS	JOHN S
11/23/2011	MLS	EMK	Ellen K
1/16/2009	Meas/Inspect	189	PATRIOT
3/16/2000	Inspected	264	PATRIOT
2/18/2000	Measured	197	PATRIOT
8/18/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7392		Sq. Ft.	Site		0	64.	0.87	3									410,726						410,700	

Total AC/HA:	0.16970	Total SF/SM:	7392	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	410,726	Spl Credit		Total:	410,700

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	8 - Brick Veneer 25 %
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

COMMENTS

3/4 BTH IN BMT.

OTHER FEATURES

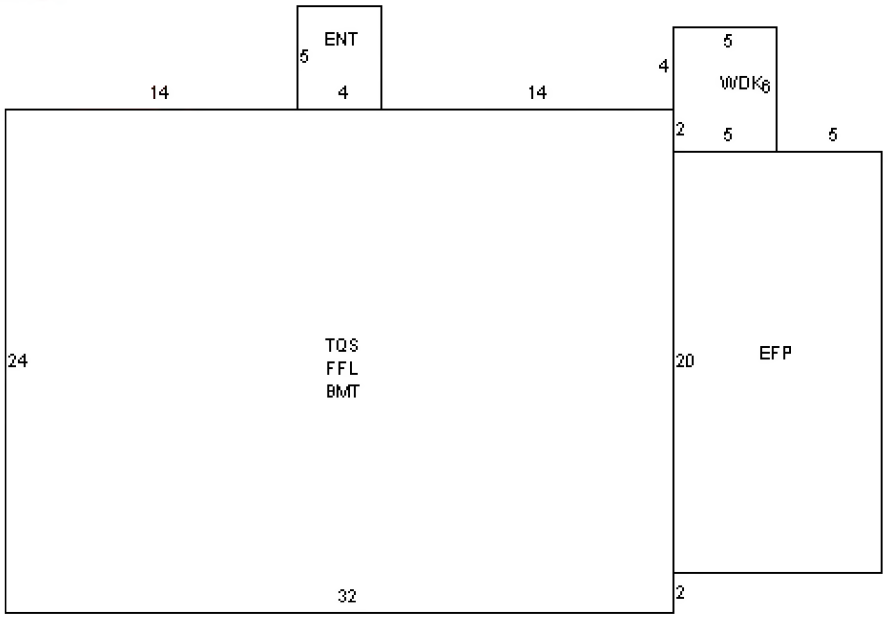
Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 2			Baths: 2				HB		

SKETCH



GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26.4 %

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99436283
Adj $ / SQ:	140.951
Other Features:	98134
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	341836
Depreciation:	90245
Depreciated Total:	251591

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	140.95
Special Features:	0	Val/Su Net:	106.52
Final Total:	251600	Val/Su SzAd	187.20

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	58.780	45,140
FFL	First Floor	768	140.950	108,250
TQS	3/4 Story	576	140.950	81,188
EFP	Enclos Porch	200	40.610	8,121
WDK	Deck	30	15.910	477
ENT	ENTRY	20	26.250	525

Net Sketched Area:	2,362			Total:	243,701
Size Ad	1344	Gross Are	2554	FinArea	1805

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8X9	A	FR	1990	0.00	T	29	101						
19	Patio	D	Y	1	10X14	A	AV	2000	4.93	T	15.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:	Total: 600

PARCEL ID

039.0-0005-0009.0

IMAGE

AssessPro Patriot Properties, Inc